



## CITY OF MORGAN HILL

---

17555 PEAK AVENUE, MORGAN HILL, CALIFORNIA 95037-4128 (408) 779-7247

Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)

### PLANNING COMMISSION

TUESDAY, MAY 23, 2000

CITY COUNCIL CHAMBERS

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

### COMMISSIONERS

CHAIRMAN DENNIS PINION

VICE-CHAIR YARMILA KENNETT

COMMISSIONER RALPH LYLE

COMMISSIONER PATRICIA MCMAHON

COMMISSIONER JOSEPH MUELLER

COMMISSIONER TIMOTHY RIDNER

COMMISSIONER BARBARA SULLIVAN

**WORKSHOP - 6:00 p.m.**

**The Planning Commission will be holding a workshop with Staff to discuss the Capital Improvements Report (CIP) in the Council Chambers.**

**REGULAR MEETING - 7:00 p.m.**

### **\*\*\* A G E N D A \*\*\***

### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** May 9, 2000

**OLD BUSINESS:**

1) **REVIEW DRAFT FISCAL YEAR 2000-2001 THROUGH 2004-2005 CAPITAL IMPROVEMENTS PROGRAM (CIP)**

**Recommendation:** Adoption of Resolution No. 00-24, recommending City Council approval of the CIP for FY 2000-01 - 2004-05 and finding of consistency with the General Plan.

**NEW BUSINESS:**

2) **ZONING AMENDMENT, ZA-00-07: CITY OF MORGAN HILL-SUBCOMMITTEE RECOMMENDATIONS FOR CHANGES TO THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM STANDARDS AND CRITERIA:** A request to amend Chapter 18.78 of the Morgan Hill Municipal Code, amending the evaluation standards and criteria for proposed residential developments as set forth in Sections 18.78.200 through 18.78.330 of the Municipal Code.

**Recommendation:** Adopt Resolution No. 00-29, recommending City Council approval.

3) **EXCEPTION TO LOSS OF BUILDING ALLOCATIONS, ELBA-00-05: NINA LANE-DOAN:** A request for approval of an extension of time to avoid the loss of five building allocations awarded through the Residential Development Control System (Measure P). The five-unit project is located on the west side of Nina Lane, south of San Pedro Ave. (APN 817-60-021)

**Recommendation:** Adopt Resolution No. 00-30, recommending City Council approval.

4) **EXCEPTION TO LOSS OF BUILDING ALLOCATIONS, ELBA-00-06: CHRISTEPH-KOSICH:** A request for an Exception to the Loss of Building Allocation for a single dwelling unit building allotment awarded for fiscal year 1999-2000. The proposed project is located a 1.74 acre parcel at the southerly end of Christeph Dr., south of Llagas Rd. (APN 764-32-024)

**Recommendation:** Adopt Resolution No. 00-31, recommending City Council approval.

**OTHER BUSINESS:**

**5) RECOMMENDATION FOR THE NUMBER OF ALLOCATIONS TO BE AWARDED AND DISTRIBUTED FOR FY 2002-03 RESIDENTIAL DEVELOPMENT CONTROL SYSTEM OPEN MARKET COMPETITION.**

**Recommendation:** Adopt Resolution No. 00-34, recommending City Council approval.

**6) APPOINTMENT OF A PLANNING COMMISSIONER TO THE FIRE PROTECTION AND EMERGENCY MEDICAL MASTER PLAN TASK FORCE.**

**Recommendation:** Appointment of Commissioner to serve on Task Force.

**TENTATIVE UPCOMING AGENDA ITEMS FOR THE JUNE 13, 2000 MEETING:**

- S Discussion of issues with the MHUSD regarding the EIR for the proposed high School sites.
- S DA-99-06: Monterey-TBI/Gomes
- S ELBA-00-07 (MP-93-08): San Pedro-Barton of Redlands
- S ELBA-00-08 (SD-97-18): E. Main-Main Street Dev./FMA Developers
- S SD-00-09: Hale-Glenrock/Shea Homes
- S DA-00-03: Hale-Glenrock/Shea Homes
- S UPA-95-01: W. Third-GTE Mobilnet
- S AP-00-03: E. Dunne-BH Pacific
- S ZA-99-17: City of M.H.-Wood Smoke Model Ordinance
- S VAR-00-02: Cochrane-Tharaldson

**ANNOUNCEMENTS**

**CITY COUNCIL REPORTS**

**ADJOURNMENT**

**SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the*

*Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

**NOTICE**

**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation..*

**NOTICE**

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

*PLANNING COMMISSION AGENDA*

*May 23, 2000*

*PAGE -5-*